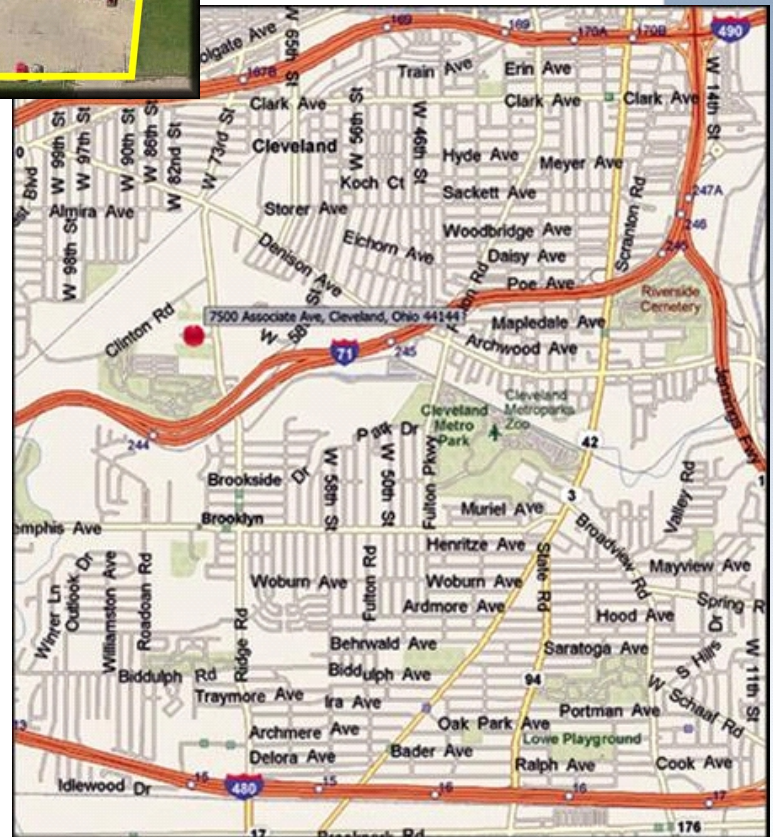


7500 Associate Avenue Brooklyn, Ohio 44144



Total Building:	47,577 sf
Office:	7,504 sf
Warehouse:	40,073 sf
Land:	4.12 acres
Ceiling Height:	16'
Year Constructed:	1966;2001
Construction:	Masonry / Metal
Drive-in Doors:	Three (3); 12'x16'; 10'x12'; 10'x10'
Docks:	One (1) - 9'x12' w/leveler
Sprinkler:	100% Wet
Lighting:	Metal Halide
Heat:	Gas/Radiant Tube
Power:	2000A/480V/3P
Roof:	Built up on Metal Deck
Parking:	Ample Parking Available
Asking Lease Rate:	\$3.50 NNN
Asking Sale Price:	\$1,760,350.00

For more information please contact:

Joseph V. Barna, SIOR

Principal

216.525.1464

jbarna@crescorealestate.com

George J. Pofok, CCIM, SIOR

Sr. Vice President

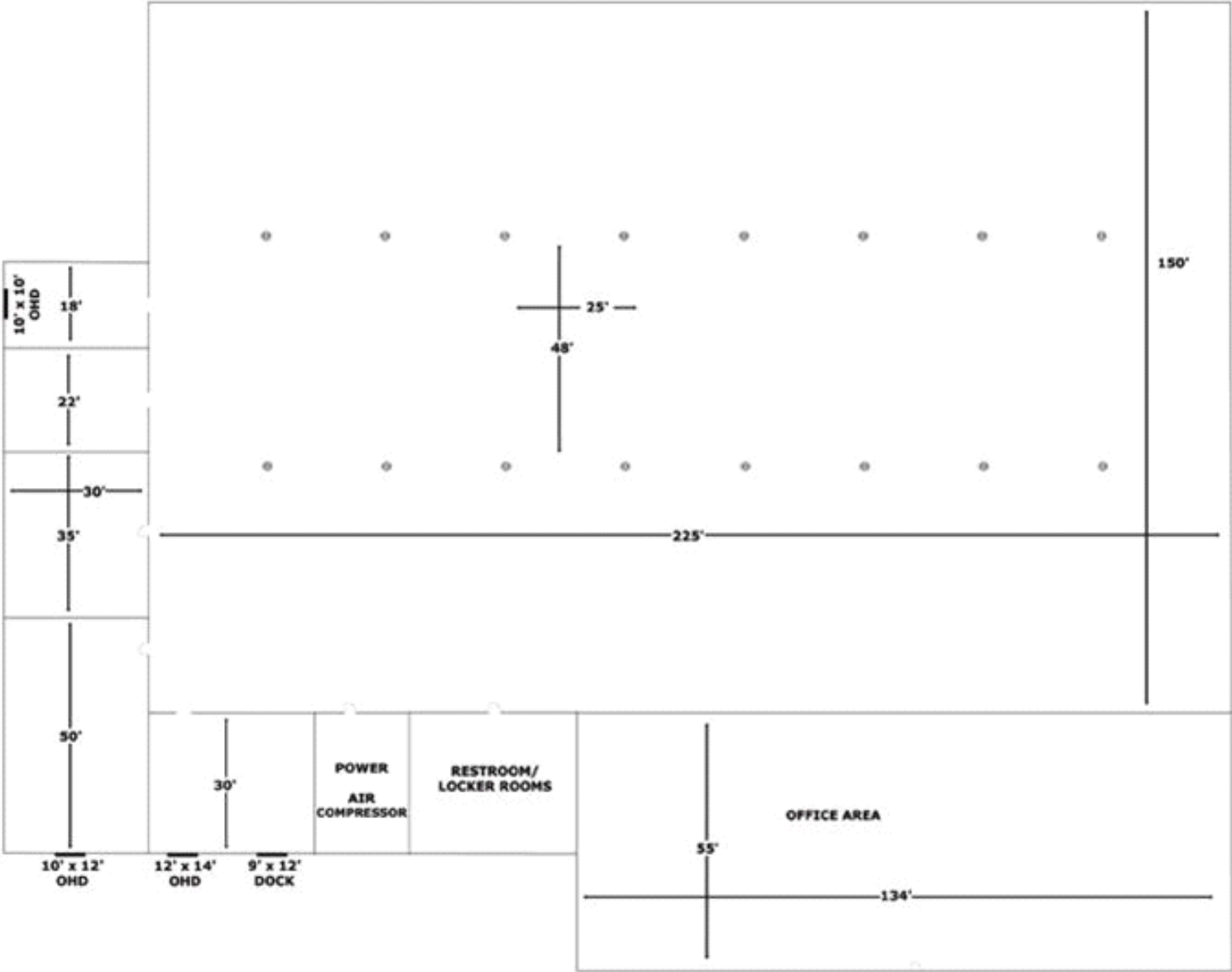
216.525.1469

gpofok@crescorealestate.com

- Owner Financing Available
- Well Maintained Feature Rich Manufacturing Complex
- Close to Major Interstates, Public Transportation and a Skilled Work Force

Information herein is not guaranteed. It is obtained from reliable sources and is subject to errors, omissions, changes and withdrawal without notice.

7500 Associate Avenue
Brooklyn, Ohio 44144



9/29/2011

Profile 1 of 1

Summary (24714)



HEROUX-DEVTEK

7500 Associate Ave. Brooklyn, OH 44144

County:	Cuyahoga
Market:	NW-Z1
Sub Market:	Westpark/Cleveland West Area
Land Size (Acres)	4.12 ACRES
Available SF:	47,577 SF
Building SF:	47,577 SF
Industrial SF:	40,073 SF
Office SF:	7,504 SF

Building

Construction Status:	Existing
Primary Use:	Industrial Manufacturing
Floors:	1
Year Built:	1966
ConstructionType:	Metal/Masonry
Roof Type:	Built up on Metal Deck
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Metal Halide
Sprinkler:	100% Wet
AC:	Office
Handicapped Accessible (ADA):	Yes
Ceiling Ht:	16' (Min)
Column Spacing:	25' x 48'

Utilities

Gas:	Dominion
Water:	City
Sewer:	City
Power:	480 v 2000 a 3 p

Site

Land SF:	179,467 SF
Parcel Number:	431-13-059
Primary Use:	Industrial Manufacturing
Zoning:	(G-I) General Industrial District
Rail:	None

Rail

Rail Status:	None
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General Listing/Transaction Information

Asking Price:	\$1,760,350.00 \$37.00 Per SF
Asking Rate:	\$3.50 NNN
Transaction Type:	Lease/Sale

Parking

Loading & Doors

# Ext. Docks:	1
# Ext. Levelers:	1
# GL/DID:	3
#DH/Truck-level Doors:	1
Total Doors:	4
Loading & Doors Comments:	Three (3) DID - 12'x16'; 10'x12'; 10'x10' One (1) Truck Dock; 9'x12' w. leveler

Crane

# Cranes:	28
Capacity Tons (Min)	0.25
Capacity Tons (Max)	2
Hook Ht.:	14
Crane Comments:	Twenty-eight (28) cranes ranging in size from 1/4 to 2 ton capacity. Bridges in place, however tenant to remove hoists.

Freezer & Cooler

Contacts

Listing Broker(s)	Joseph V. Barna, SIOR Cresco Real Estate 216.525.1464 jbarna@crescorealestate.com George J. Pofok, CCIM, SIOR Cresco Real Estate 216.525.1469 gpofok@crescorealestate.com
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Comments

Listing Comments: Well maintained feature rich manufacturing complex - Formally used for the Precision Manufacturing of Aircraft Components for the U.S. Military - Year constructed: 1966; 2001 - \$800,000 + in Electrical upgrades and distribution - Airlines - Light Cranes - Quality Control Room - Locker Rooms - Ample Land for Outdoor Storage or Expansion - Close to Major Interstates, Public Transportation and a Skilled Work Force. Potential Owner Financing Available.